

ORDINANCE NO 20070726-111

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1000 EAST 5TH STREET, 1001, 1003, 1009, 1015 AND 1019 EAST 6TH STREET IN THE EAST CESAR CHAVEZ NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No C14-2007-0031, on file at the Neighborhood Zoning and Planning Department, as follows

Lots One (1) through Twenty-two (22), inclusive, Block One (1), M A Taylor's Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record thereof, recorded in Volume Z, Page(s) 612 of the Plat Records of Travis County, Texas, together with alley vacated by Document No 2000097365, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 1000 East 5th Street, 1001, 1003, 1009, 1015 and 1019 East 6th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A"

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to Chapter 25-2, Subchapter E, Article 4 3 (*Vertical Mixed Use Buildings*) as follows

- A The Property is exempt from the dimensional standards identified in Article 4 3 3 E 2 (*Dimensional and Parking Requirements*)

- B. The Property is subject to the parking reductions identified in Article 4.3.3 E.3. (*Dimensional and Parking Requirements*).
- C. Ten percent of residential units in a vertical mixed use building shall be reserved for rental by households earning no more than 80 percent of the Annual Median Family Income.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses are prohibited uses of the Property:

Adult oriented businesses	Automotive repair services
Automotive sales	Automotive washing (of any type)
Campground	Club or lodge
Commercial off-street parking	Communication service facilities
Convenience storage	Drop-off recycling collection facility
Equipment sales	Extermination services
Hospital services (general)	Hotel-motel
Kennels	Maintenance and service facilities
Outdoor entertainment	Pawn shop services
Residential treatment	Transitional housing
Transportation terminal	Vehicle storage

PART 4. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 5. The Property is subject to Ordinance No. 990513-70 that established the East Cesar Chavez neighborhood plan combining district.

PART 6. This ordinance takes effect on August 6, 2007.

PASSED AND APPROVED

July 26, 2007

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Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



	SUBJECT TRACT		ZONING Exhibit A CASE #: C14-2007-0031 ADDRESS: 1000 E 5TH ST SUBJECT AREA (acres): 1.871	DATE: 07-03 INTLS: SM	CITY GRID REFERENCE NUMBER J22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: R. HEIL				